

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: REVISED FINAL DESIGNATION OF PARCEL 150 ASSOCIATES JOINT VENTURE AS REDEVELOPER, APPROVAL OF PRELIMINARY WORKING DRAWINGS AND SPECIFICATIONS, AND DISPOSITION OF PARCEL 150 IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55.

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority") has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan, as amended (hereinafter the "Urban Renewal Plan") for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law, as applicable; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, "Parcel 150 Associates Joint Venture", as hereinafter defined, has expressed an interest and submitted a satisfactory proposal for the development of Parcel 150 in the Charlestown Navy Yard; and

WHEREAS, Parcel 150 Associates Joint Venture will be organized by agreement as a joint venture under Massachusetts law and the joint venturers shall be the following: the Massachusetts Trustees of the International Committee of Young Men's Christian Association for Army and Navy Work, Inc., a Massachusetts charitable corporation ("ASY") and Parcel 150 Development Associates Limited Partnership, to be organized as a Massachusetts limited partnership whose general partners will be NAGE Housing, Inc. and Fish Navy Yard Development II Limited Partnership (the "Parcel 150 Limited Partnership"); and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Parcel 150 Associates Joint Venture be, and hereby is, finally designated as Redeveloper of Parcel 150 in the Charlestown Navy Yard, Charlestown Urban Renewal Area.
2. That it is hereby determined that Parcel 150 Associates Joint Venture possesses the qualifications and financial

resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposition of said Parcel 150 by negotiation is the appropriate method of making the property available for redevelopment.
4. That the Preliminary Drawings and Specifications submitted by Parcel 150 Associates Joint Venture for the development of Parcel 150 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Preliminary Drawings and Specifications be and hereby are approved, subject to the approval of the Final Working Drawings and Specifications or Contract Documents by the Director under the terms of the "Lease", as hereinafter authorized.
5. That it is hereby found and determined that the proposed development on Parcel 150 will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and on behalf of the Authority, as "Landlord" to execute and deliver a Lease for Parcel 150 to said Parcel 150 Associates Joint Venture and to execute such other documents to effectuate the development of Parcel 150 that he may deem appropriate in his discretion. All prior Early Entry Licenses and other licenses executed between the Authority and Parcel 150 Associates Joint Venture are hereby ratified, confirmed and approved in all respects.
7. That the Director is hereby authorized on behalf of the Authority and in accordance with the terms of the Lease to execute or consent to an assignment of the Lease from Parcel 150 Associates Joint Venture to ASY and a further vote of the Authority is not required. In furtherance of the foregoing, the Director is also authorized to execute any and all other agreements or documents in connection with said assignment that he may deem appropriate in his discretion.
8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

CHARLESTOWN NAVY YARD

PARCEL 150



MEMORANDUM

JUNE 27, 1991

TO: BOSTON REDEVELOPMENT AUTHORITY and
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
JOHN O'BRIEN, PROJECT COORDINATOR
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: REVISED FINAL DESIGNATION RESOLUTION FOR PARCEL 150,
CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL PLAN,
MASS PROJECT NO. R-55.

EXECUTIVE

SUMMARY: Request adoption of Revised Final Designation Resolution in connection with the designation of Parcel 150 Associates Joint Venture as the Redeveloper of Parcel 150 in the Charlestown Navy Yard and rescission of the original Final Designation Resolution adopted on May 22, 1991.

On May 22, 1991 the Authority adopted the Final Designation Resolution designating Parcel 150 Associates as Redeveloper of Parcel 150 in the Charlestown Navy Yard. Parcel 150 is bounded by Third Avenue, Ninth Street and Second Avenue. The development proposal calls for the construction of a new Armed Services YMCA ("ASY") which will serve as a functional replacement for the demolished City Square facility.

The ASY has been a mainstay in the Charlestown community since 1917. The ASY has served the community by providing emergency housing, counseling, and recreational opportunities for several generations while maintaining its prime operating directive of housing and serving the men and women of the United States military and related government employees. In 1984 the Commonwealth of Massachusetts conducted an eminent domain taking of the original structure at City Square for the purpose of constructing the Central Artery North Area project.

The Charlestown community has sought a functional replacement facility to meet the vital public purpose of helping to address the need for both affordable military and civilian housing within the City of Boston. The need for this program is amplified by the fact that the original program has been out of business for the past four years. The timing and function of this proposal complements our overall plan for the redevelopment of the Charlestown Navy Yard.

The new ASY facility will offer 152 affordable dwelling units to military personnel and the Charlestown community. This new facility will also include athletic and social services, a

community meeting room, and a day care center. A formal groundbreaking has been scheduled for July 9, 1991 at 12:00 PM.

Since original Final Designation Resolution adopted on May 22, 1991 did not contain the authorization for the Director to execute the Lease with Parcel 150 Associates Joint Venture. It is recommended that the Authority rescind the previous resolution and adopt the enclosed Revised Final Designation setting forth the requisite authorizations to execute the Lease and all other documents necessary to proceed with the development of Parcel 150.

Appropriate votes are as follows:

VOTED: That the Authority hereby adopts in all respects a certain resolution presented to this meeting entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: REVISED FINAL DESIGNATION OF PARCEL 150 ASSOCIATES JOINT VENTURE AS REDEVELOPER, APPROVAL OF PRELIMINARY WORKING DRAWINGS AND SPECIFICATIONS, AND DISPOSITION OF PARCEL 150 IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55".

FURTHER VOTED: That the Authority hereby rescinds in all respects the original Final Designation Resolution of Parcel 150 Associates as Redeveloper of Parcel 150 which was adopted on May 22, 1991 and appears as Document No. 5403 in the Authority's records.

